

FEE \$	10 ⁻
TCP \$	2
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 74062



Your Bridge to a Better Community

BLDG ADDRESS 2223 2333 FERNWOOD CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2349

TAX SCHEDULE NO. 2945-011-96-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED 2349

FILING 2 BLK 5 LOT 5

(1) OWNER Monument Homes

(1) ADDRESS 759 HORIZON DRIVE

(1) TELEPHONE 243-4890

(2) APPLICANT Monument Homes

(2) ADDRESS 759 HORIZON DRIVE

(2) TELEPHONE 243-4890

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS New Single Family

DESCRIPTION OF WORK & INTENDED USE New Single Family

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR2.7-

Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL)
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 0' from PL, Rear 20' from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions attached units

CENSUS 10 TRAFFIC 21 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature]

Date February 24, 2000

Department Approval Ronnie Edwards

Date 2-29-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12894</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/29/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2223 Fernwood

2223 FERNWOOD COURT

14' MULTI-PURPOSE EASEMENT

N 75°18'17" W

0' FRONT SETBACK

LOT 6

5.25'

S 14°41'43" W
5' INTERIOR SIDE SETBACK
(UNLESS UNITS ARE ATTACHED)

2223 FERNWOOD COURT

60.00'

22.54'

24.84'

LOT 4

25' UTILITY AND IRRIGATION EASEMENT

5.25'

0' EXTERIOR SIDE SETBACK
N 14°41'43" E

0' REAR SETBACK

S 75°18'17" E
20' UTILITY EASEMENT
60.00'

N



SCALE: 1" = 20'

DRIVEWAY OK

Erin
2/25/00

TRACT B

ACCEPTED *Ronnie*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2/29/00

AIRPORT CRITICAL ZONE

JOB NO. 8389-31